

APN: 140-31-102-002

when recorded mail to:
Land Services MS 9
Nevada Power Company
P.O. Box 98910
Las Vegas, NV 89151-0001

THIS GRANT OF EASEMENT CANCELS AND SUPERCEDES THE RIGHT OF ENTRY GRANTED TO NEVADA POWER COMPANY BY DOCUMENT RECORDED NOVEMBER 19, 2002 IN BOOK 20021119 AS DOCUMENT NO. 00938, OFFICIAL RECORDS, CLARK COUNTY, NEVADA.

GRANT OF EASEMENT

I(WE) **CITY OF LAS VEGAS, a municipal corporation of the State of Nevada**, for One Dollar and other valuable consideration, do hereby grant and convey to **NEVADA POWER COMPANY** its successors and assigns, the right to construct, to operate, to add to, to maintain, and to finally remove underground electric system(s), consisting of duct lines, manholes, vaults, wires, cables, transformer installation above or below ground surface, service boxes, and other fixtures and apparatus, or any thereof, for the transmission and distribution of electricity and/or communications cable upon, over, under, and across the parcel(s) hereinafter described and the right of ingress and egress to and over the said parcel(s); together with the right to clear and keep cleared any obstruction from the surface or subsurface as may be deemed necessary to insure the safe and proper operation of said electric system(s).

The above referred to parcel of land, situate in the County of Clark, State of Nevada is that portion of the Northwest Quarter (NW1/4) of Section 31, Township 20 South, Range 62 East, M.D.M., City of Las Vegas, Clark County, Nevada, described as follows:

SEE LEGAL DESCRIPTION AND EXHIBIT ATTACHED HERETO AND MADE A PART HEREOF.

RW# 591-04km
WO# 171224 (Bonanza & Sandhill Park)
Reference Document: 960131:02357

The Grantor(s) retain(s) the right to fence, to plant, to maintain and to so use said parcel(s) for its own purpose so long as such use is consistent with standard electrical practices and does not interfere with the rights herein granted. Property owner shall not permit the construction or placement of any structures within easement area, including,

but not limited to, parking canopies, storage buildings and covered facilities without the written consent of Nevada Power Company.

WITNESS my (our) hand(s) this _____ day of _____, 20____.

RATIFIED AND CONFIRMED

JAMES R. SAAVEDRA
MANAGER, LAND SERVICES
NEVADA POWER COMPANY

CITY OF LAS VEGAS

BY: OSCAR B. GOODMAN
TITLE: MAYOR

APPROVED AS TO FORM

ATTEST:

Thomas R. Green 1/2/07

DEPUTY CITY ATTORNEY
Thomas R. Green

BARBARA JO RONEBUS
CITY CLERK

STATE OF _____)

COUNTY OF _____)

On this _____ day of _____, 20____, before me, a Notary Public,
personally appeared _____ personally known
to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who
executed this instrument as _____, on behalf of the CITY OF
LAS VEGAS and acknowledged to me that the CITY OF LAS VEGAS executed it.

Notary Public
RW5(A-2000 version) RW# 591-04km

Notary Statement and/or Seal

PROJECT ID: 171224
JULY 19, 2004
APN 140-31-102-002
PREPARED BY: RH
CHECKED BY: JE

EXPLANATION: THIS LEGAL DESCRIBES A NEVADA POWER COMPANY EASEMENT FOR UNDERGROUND ELECTRICAL FACILITIES FOR BONANZA & SANDHILL PARK.

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 31, TOWNSHIP 20 SOUTH, RANGE 62 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

CENTERLINE 1:

A STRIP OF LAND 12.00 FEET IN WIDTH, BEING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 AS SHOWN BY A MAP THEREOF ON FILE IN FILE 84, PAGE 28 OF PARCEL MAPS IN THE CLARK COUNTY RECORDER'S OFFICE, CLARK COUNTY, NEVADA;

THENCE NORTH 00°26'25" WEST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 524.91 FEET;

THENCE SOUTH 89°33'35" WEST, 6.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 00°26'25" WEST PARALLEL WITH AND 6.00 FEET WEST OF THE EAST LINE OF SAID LOT 1, A DISTANCE OF 206.00 FEET;

THENCE CURVING TO THE LEFT ALONG THE ARC OF A 48.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 89°20'00", AN ARC LENGTH OF 74.84 FEET;

THENCE NORTH 89°46'25" WEST PARALLEL WITH AND 6.00 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 112.03 FEET TO THE POINT OF ENDING, SAID POINT HEREINAFTER REFERRED TO AS POINT "A".

CENTERLINE 2:

A STRIP OF LAND 13.00 FEET IN WIDTH, BEING 6.50 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT SAID POINT "A";

THENCE SOUTH 00°29'32" EAST, 6.65 FEET TO THE POINT OF ENDING.

THE SIDELINE BOUNDARIES OF SAID STRIPS ARE TO BE LENGTHENED OR SHORTENED SO AS TO INTERSECT AT THE ANGLE POINTS.

